



State of Washington

AFFORDABLE HOUSING ADVISORY BOARD

128 – 10th Avenue SW - PO Box 42525 - Olympia, Washington 98504-2525 - (360) 725-4000

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Residential Construction Industry

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Counties, Western WA

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Cities, Western WA

Toni Johnson on behalf of
Christine Olson
*Ex-Officio, Dept. of Social & Human
Services*

Kim Herman
*Ex-Officio, Housing Finance
Commission*

Will Graham
*Ex-Officio, Community, Trade &
Economic Development*

BOARD MEETING SUMMARY

Wednesday, May 28, 2009 10am to 3pm
The Radisson Hotel – SeaTac, WA

ATTENDANCE

Heyward Watson, Will Graham, Kim Herman, Wanda Coats, Lynn Davison, Kevin Grossman, Paul Purcell, Tom Tierney, Tony To, Chris Lowell, Dave Gossett, Joan Hernandez, Toni Johnson, Christine Walsh-Rogers.

STAFF

Heather Matthews, Jordan Deja, Cheryl Smith.

INTRODUCTIONS AND CONFIRMATION OF AGENDA

Heyward Watson

Heyward summarized the agenda.

APPROVAL OF MINUTES

Members approved the previous meeting summary.

CTED UPDATE & LEGISLATIVE ISSUES

Will Graham and Heather Matthews provided brief CTED and legislative updates.

- HB 2242 passed legislature resulting in a CTED name change to the Washington State Department of Commerce or “Commerce” for short.
 - CTED name will officially change to the Washington State Department of Commerce on July 26.
- The idea of transferring AHAB meetings to a free location was discussed and passed.
 - The next AHAB meeting on August 19 will be held at the Tacoma-Pierce County Association of Realtors in Tacoma.
- Heather Matthews summarized CTED bills that passed/failed during the most recent legislative session.
- CTED’s Weatherization program received \$59.5 million in ARRA funding.
- Lisa Vatske provided an overview of the Housing Trust Fund statewide affordable housing cost study



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Five-Year Plan: Increase Supply and Decrease Cost of Affordable Housing Goal Discussion

- The current goal language recommends that the cut-off for individuals receiving services should be 50% AMI.
 - This language will be changed to a service percentage up to 60% (market rate) AMI with a priority to individuals making 50% or less.
- A greater emphasis on incentives will be reflected in future goal language.

LUNCH

Commerce Perspective, Rogers Weed, CTED Director

Rogers provided an overview of his vision and principles.

- Principles:
 1. Government doesn't create most jobs, companies/businesses do.
 2. Government does shape the state's business climate.
 3. Strong economies require strong communities.
 4. A strong, vibrant business community benefits us all.
 5. The retention of existing companies and their growth is a first priority.
 6. Always be opportunistic
 7. Government shouldn't attempt to pick winners and losers.
- Key themes/ideas
 1. Innovation
 2. Economic Cluster
 3. Recovery act
 4. Recession
- Key questions
 1. What are the significant opportunities we currently have to retain/create jobs in the state?
 2. How do our end customers feel about how we're doing?
 3. How do we benchmark against other states and the world?
 4. How do we take advantage of our strengths and mitigate our weaknesses as a state?
 5. Are our program delivery systems optimally aligned across federal, state, regional and local resources?
 6. Are there gaps or overlaps that we can address to increase our performance?
 7. What activities can we stop doing ("A strategy is defined by what you choose not to do")?

Five-Year Plan: Affordable Housing Preservation

- Kim Herman will work with Tim Soval to develop additional language for this goal.
- AHAB will look at affordable housing principles nation and worldwide in order to identify best-practices.

Five-Year Plan: Workforce Housing

- The definition of workforce housing needs to be refined.
 - Should percentages be taken out of the goal?
- The quality of living and schools should be considered when identifying workforce housing.



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SUBCOMMITTEE REPORTS

PAT-Policy Advisory Team

- The Housing Trust Fund received approximately \$300 million in proposals.
 - Due to budget reductions, approximately \$100 million of the proposals received funding.

Farmworker Sub-Committee

- A farmworker trust consisting of farmworker stakeholders was recently formed.
 - It was proposed that the trust provide recommendations to AHAB
 - A status of this proposal will be provided at the next AHAB meeting.

SACH

- The state Homeless Management Information System is in the process being introduced statewide following a successful pilot which covered various portions of Washington.
- Homeless rates are reportedly dropping statewide (sans Thurston County)

Other General Reports

- CTED's 4-10 hour day schedule will be extended for an additional 6 months.
- CTED's name officially changed to the Department of Commerce on July 26.

ROUNDTABLE DISCUSSION

- The August 19 AHAB meeting will take place at the Tacoma-Pierce County Association of REALTORS®.

Future items:

1. Goal discussions

MEETING ADJOURNED 3PM; Next Meeting: August 19, 2009